

## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

---

**P.A.S.:** Final Plat No. 98006  
Dolezal 2<sup>nd</sup> Addition

**DATE:** February 7, 2002

**PROPOSAL:** A final plat consisting of 13 residential lots and one Outlot.

**LAND AREA:** 4.76 acres, more or less

**CONCLUSION:** Final plat is in general conformance with the preliminary plat.

<b><u>RECOMMENDATION:</u></b>
-------------------------------

Approval
----------

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 38 I.T. and part of vacated Morgan St. adjacent thereto, located in the N.E. 1/4 of Section 10, T.10N, R6E of the 6<sup>th</sup> P.M., Lancaster County, Nebraska.

**LOCATION:** West Irving Street and North 1<sup>st</sup> Street.

**APPLICANT:** Lyle Loth  
ESP  
601 Old Cheney Rd. Suite A  
Lincoln, NE 68512

**OWNER:** Donald D. & Joann M. Dolezal

**CONTACT:** Lyle Loth  
ESP  
601 Old Cheney Rd. Suite A  
Lincoln, NE 68512

**EXISTING ZONING:** R-3 Residential

**EXISTING LAND USE:** Undeveloped

**SURROUNDING LAND USE AND ZONING:**

North: R-4 -Residential, Multi-family  
South: R-3 -Residential- Mobile Home Court  
East: R-3 -Residential, Single-family and two-family residential.  
West: R-3- Residential, Undeveloped, L.E.S. substation, Interstate 80

**HISTORY:**

March 22, 2000 Dolezal 1<sup>st</sup> Addition Administrative Final Plat No. 00013 to develop five lots on the north side of West Benton was submitted. This administrative final plat has not been approved. The plat cannot be approved until either West Benton Street is paved to N. First Street or Morgan Street is paved to West Benton Street.

Sept. 27, 1999 City Council approved Street Vacation No. 97021 to vacate Morgan St, north of Benton St. The purpose of the street vacation was in order to relocate Morgan St. to the east.

Feb. 20, 1998 Planning Director approved Administrative Final Plat No. 97093 to replat two lots originally platted as part of Lynn Creek Subdivision.

Oct. 22, 1997 Planning Commission approved Final Plat No. 97030, Dolezal Addition. This plat approved 16 single-family lots.

Oct. 8, 1997 Planning Commission approved Final Plat No. 97029, Lynn Creek. This plat approved 24 residential lots.

July 14, 1997 City Council approved Special Permit No. 1620A, an amendment to Highland View 1<sup>st</sup> Community Unit Plan. Highland View is located to the north of the subject property.

Sept. 9, 1996 City Council approved Preliminary Plat No. 96010, Dolezal Addition.

Aug. 19, 1996 City Council approved Special Permit No. 1620, Highland View 1<sup>st</sup> Community Unit Plan.

Sept. 5, 1972 City Council approved Special Permit 614, Contempo Lincoln Mobile Home Court. The mobile home court is located south of Benton St.

This area was converted from A-2 Single Family Dwelling to R-3 residential in the 1979 Zoning Update.

**UTILITIES:** Available.

**TRAFFIC ANALYSIS:**

This plat is served by local streets.  
West Benton Street is a gravel road west of N. 1<sup>st</sup> Street.

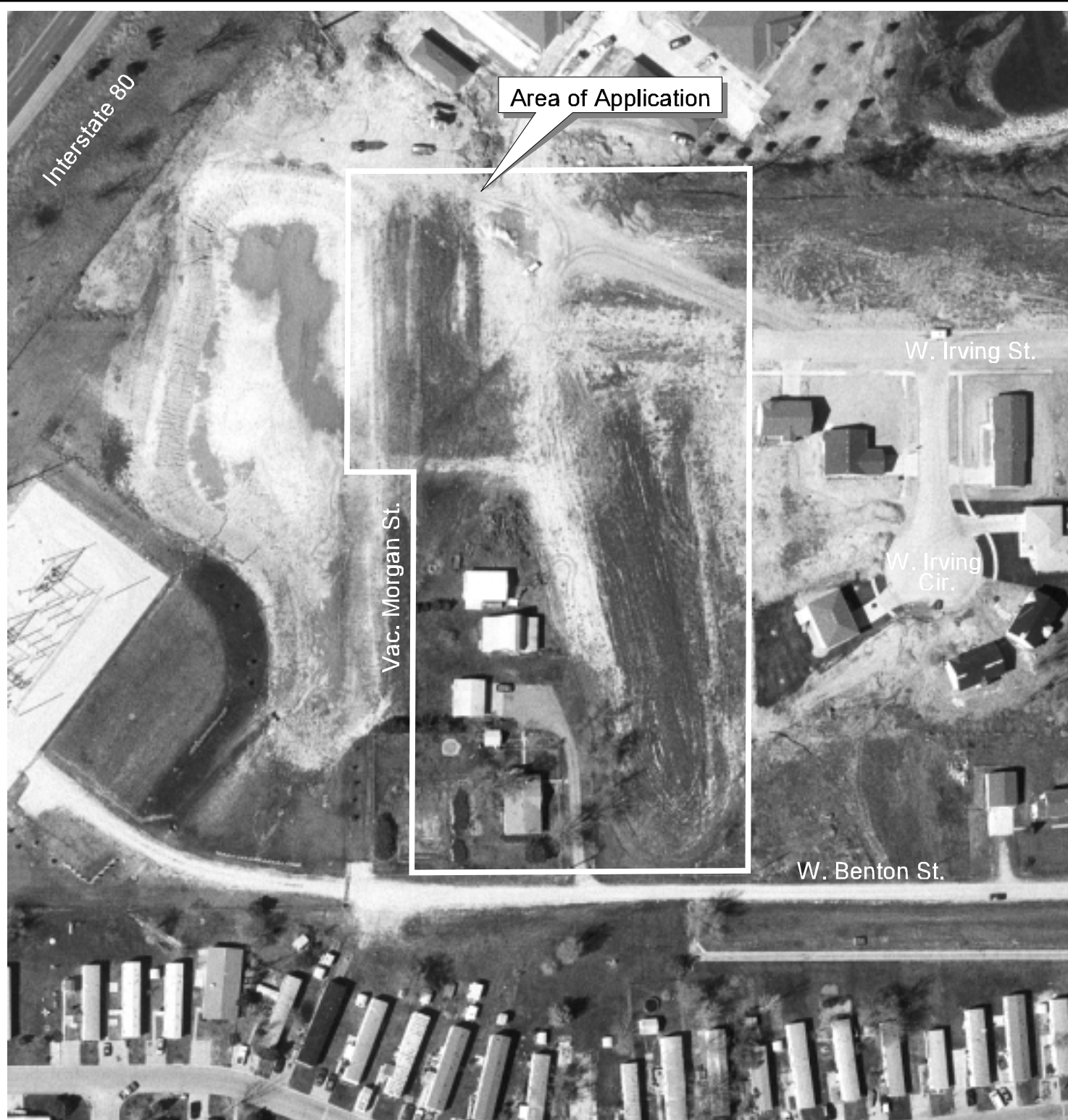
**ANALYSIS:**

1. The final plat is in general conformance to the approved preliminary plat.

2. The preliminary plat shows West Benton street vacated west of Morgan Street. The final plat shows West Benton Street and Morgan Street as a T-intersection, with no vacation of West Benton Street.
3. The applicant has decided to not proceed with the vacation of that portion of West Benton St. as shown on the preliminary plat. The abutting property owner to the south was not agreeable to the requested street vacation.
4. Sureties have been posted for the improvements of West Benton St. abutting this plat. In order for the applicant to proceed with the final plat as drawn, Planning Department and Law Department believe that this is the best course of action.
5. The applicant will come forward with a separate application requesting waivers to the preliminary plat of Dolezal Addition for street paving, sidewalks and street trees on West Benton St. west of Morgan St.
6. Sewer, water, paving and storm sewer have been built in the portion of West Irving and Morgan Street proposed to be dedicated in this final plat. Agreement for Escrow of Security fund has been accepted for the completion of sidewalks, street trees and setting permanent monuments.
7. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
8. A subdivision agreement is required and will be submitted to the owners for their signature.

---

Tom Cajka  
Planner

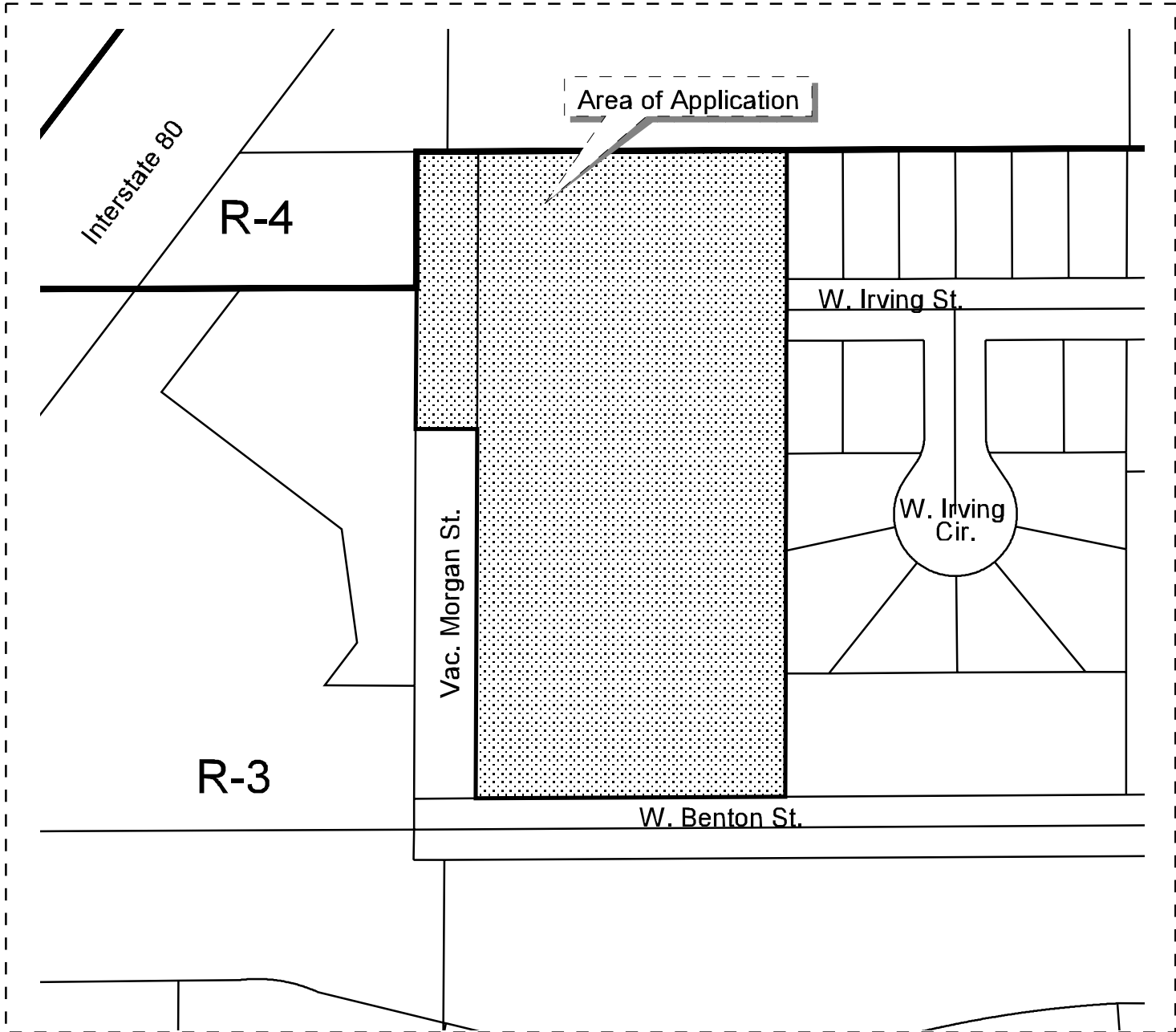


**Final Plat #98006**  
**Dolezal 2nd Add.**  
**W. Benton & Morgan St.**



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

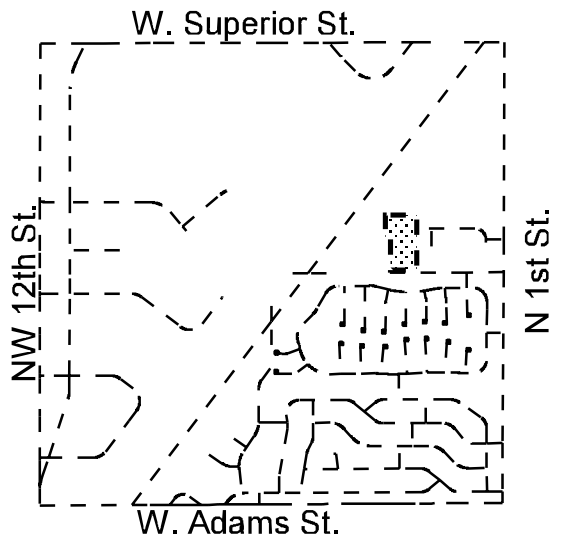
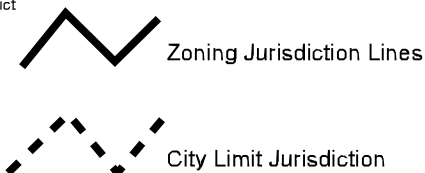


**Final Plat #98006**  
**Dolezal 2nd Add.**  
**W. Benton & Morgan St.**

**Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
 Sec. 10 T10N R6E



*A Final Plat Of 12 Lots And 4 Outlots*



North